

1 BILL NO. R-87-01-07

2 DECLARATORY RESOLUTION NO. R-0287

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
5 under I.C. 6-1.1-12.1 for property  
6 commonly known as 4007 Engleton,  
7 Fort Wayne, Indiana 46809. (Roehm  
8 Marine, Inc., Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated  
10 December 16, 1986, to have the following described property  
11 designated and declared an "Economic Revitalization Area" under  
12 Division 6, Article II, Chapter 2 of the Municipal Code of the  
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
14 12.1, to-wit:

15 Lot Number 10 except the South  
16 250.0 feet in Engle Ridge North,  
17 an Addition to the City of Fort  
18 Wayne, according to the plat  
19 thereof, recorded in Plat Record  
20 44, pages 12-16, in the Office  
21 of the Recorder of Allen County,  
22 Indiana;

23 said property more commonly known as 4007 Engleton, Fort Wayne,  
24 Indiana 46809;

25 WHEREAS, it appears that said petition should be pro-  
26 cessed to final determination in accordance with the provisions  
27 of said Division 6.

28 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
29 OF THE CITY OF FORT WAYNE, INDIANA:

30 SECTION 1. That, subject to the requirements of Section  
31 4, below, the property hereinabove described is hereby designated  
32 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
12.1. Said designation shall begin upon the effective date of  
the Confirming Resolution referred to in Section 3 of this Resolu-  
tion and shall continue for one (1) year thereafter. Said desig-  
nation shall terminate at the end of that one-year period.



2               SECTION 2. That upon adoption of this Resolution:

- 3               (a) Said Resolution shall be filed with the Allen  
4               County Assessor;
- 5               (b) Said Resolution shall be referred to the Committee  
6               on Finance and shall also be referred to the De-  
7               partment of Economic Development requesting a re-  
8               commendation from said department concerning the  
9               advisability of designating the above designated  
10              area an "Economic Revitalization Area";
- 11              (c) Common Council shall publish notice in accordance  
12              with I.C. 5-3-1 of the adoption and substance of  
13              this Resolution and setting this designation as an  
14              "Economic Revitalization Area" for public hearing;
- 15              (d) If this Resolution involves an area that has al-  
16              ready been designated an allocation area under  
17              I.C. 36-7-14-39, then the Resolution shall be re-  
18              ferred to the Fort Wayne Redevelopment Commission  
19              and said designation as an "Economic Revitalization  
20              Area" shall not be finally approved unless said  
21              Commission adopts a resolution approving the peti-  
22              tion.

23              SECTION 3. That, said designation of the hereinabove  
24              described property as an "Economic Revitalization Area" shall  
25              only apply to a deduction of the assessed value of real estate.

26              SECTION 4. That this Resolution shall be subject to  
27              being confirmed, modified and confirmed or rescinded after public  
28              hearing and receipt by Common Council of the above described re-  
29              commendations and resolution, if applicable.

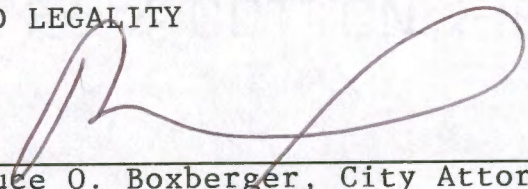
30              SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is  
31              hereby determined that the deduction from the assessed value of  
32              the real property shall be for a period of ten (10) years.

1 Page Three

2 SECTION 6. That this Resolution shall be in full force  
3 and effect from and after its passage and any and all necessary  
4 approval by the Mayor.

5  
6   
7 Councilmember

8 APPROVED AS TO FORM  
9 AND LEGALITY

10   
11 Bruce O. Boxberger, City Attorney

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Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Stier, and duly adopted, placed on its passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 1-13-87

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. D-03-87

on the 13th day of January, 1987,

ATTEST:

(SEAL)

Sandra E. Kennedy

Mark E. GiaQuinta

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of January, 1987, at the hour of 11:30 o'clock PM .M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of January, 1987, at the hour of 10 o'clock PM .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR

AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

RECEIVED

DEC 16 1986

ECONOMIC  
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

  X   Real Estate Improvements  
      Personal Property (New Manufacturing Equipment)  
      Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Roehm Marine Inc.

Address of Applicant's Principle Place of Business:

4392 Bluffton Rd.

Ft. Wayne, IN 46809

Phone Number of Applicant: (219) 747-6066

Street Address of Property Seeking Designation:

4007 Engleton

Ft. Wayne, IN 46809

S.I.C. Code of Substantial User of Property: 2531

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>  X  </u>	<u>    </u>
Is the project site within the flood plain?	<u>    </u>	<u>  X  </u>
Is the project site within the rivergreenway area?	<u>    </u>	<u>  X  </u>
Is the project site within a Redevelopment Area?	<u>    </u>	<u>  X  </u>
Is the project site within a platted industrial park?	<u>  X  </u>	<u>    </u>
Is the project site within the designated downtown area?	<u>    </u>	<u>  X  </u>
Is the project site within the Urban Enterprise Zone?	<u>    </u>	<u>  X  </u>
Will the project have ready access to City Water?	<u>  X  </u>	<u>    </u>
Will the project have ready access to City Sewer?	<u>  X  </u>	<u>    </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>    </u>	<u>  X  </u>



C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?  
Light Manufacturing Production Upholstery and Wood Work and

Contract Sewing

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? ----

Current assessed value of Real Estate:

Land	<u>2800.00</u>
Improvements	<u>-----</u>
Total	<u>2800.00</u>

What was amount of Total Property Taxes owed during the immediate past year? 223.80 for year 1985

Give a brief description of the proposed improvements to be made to the real estate.

New 130'X220' Sonoco Steel Frame building

With offices attached and driveways surrounding

the full complex.

Cost of Improvements: \$ 542,000.00

Development Time Frame:

When will physical aspects of improvements begin? 11-18-86

When is completion expected? May 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \_\_\_\_\_

What was amount of Personal Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19\_\_.

Give a brief description of new manufacturing equipment to be installed at the project site.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cost of New Manufacturing Equipment? \$ \_\_\_\_\_

Development Time Frame:

When will installation begin of new manufacturing equipment? \_\_\_\_\_

When is installation expected to be completed? \_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 17

How many permanent jobs will be created as a result of this project?  
18

Anticipated time frame for reaching employment level stated above?  
2 years

What is the nature of those jobs?  
Light Manufacturing

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In what Township is project site located? Wayne

In what Taxing District is project site located? Wayne

Key# 94-4582-0010



G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

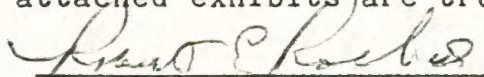
Robert E Roehm II

9323 Parkway Dr.

Ft. Wayne, IN 46804

Phone Number of Contact Person ( 219 ) 747-6066

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

  
Signature of Applicant

11-13-86  
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

- ✓ 1. Legal Description of Property
- ✓ 2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).



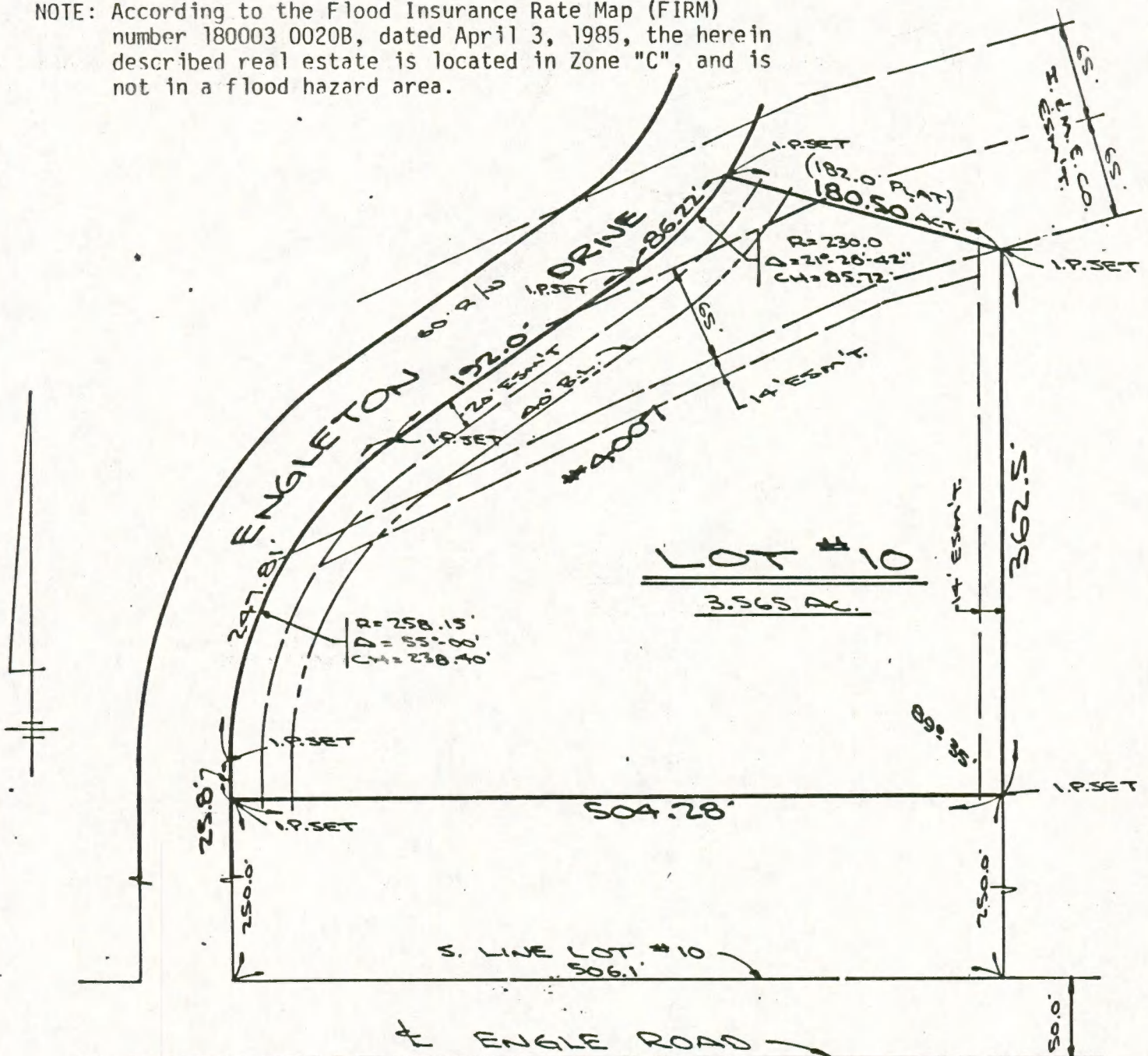
## OFFICE OF:

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA  
FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA  
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA  
FORT WAYNE, INDIANA

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, Allen County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Lot Numbered 10, except the South 250.0 feet thereof, in Engle Ridge North, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana.

NOTE: According to the Flood Insurance Rate Map (FIRM) number 180003 0020B, dated April 3, 1985, the herein described real estate is located in Zone "C", and is not in a flood hazard area.



JOB FOR: ENGLE RIDGE CORP. -  
MARINER CO.

1° = 100'  
10-30-86





Mail tax bills to:

Tax Key No.: 94-4582-

**This indenture witnesseth that** ENGLE RIDGE CORPORATION, an Indiana Corporation,

of ALLEN County in the State of INDIANA

**Conveys and warrant to** ROEHM MARINE, INC., an Indiana Corporation,

of ALLEN County in the State of INDIANA

for and in consideration of One Dollar (\$1.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in ALLEN County in the State of Indiana, to wit:

Lot Number 10 except the South 250 feet in Engle Ridge North, an Addition to the City of Fort Wayne, according to the plat thereof, recorded in Plat Record 44, pages 12-16, in the Office of the Recorder of Allen County, Indiana.

Subject to all restrictions, limitations, and easements of record.

Grantee assumes and agree to pay the Real Estate taxes for the Spring 1986 due and payable in the Spring 1987; and all Real Estate taxes and assessments thereafter.

Grantor warrants and states that no Indiana Gross Income Tax is due or payable as a result of this conveyance at this time.

State of Indiana, ALLEN County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 15<sup>th</sup> day of December 19 86 personally appeared:

Nicholas V. Litchin, and Edward J. Moppert, I knowing them to be President and Secretary respectively, of Engle Ridge Corporation, an Indiana Corporation

Dated this 15<sup>th</sup> Day of December 19 86

ENGLE RIDGE CORPORATION,  
an Indiana Corporation Seal

*Nicholas V. Litchin* Seal  
NICHOLAS V. LITCHIN, President

*Edward J. Moppert* Seal  
EDWARD J. MOPPERT, Secretary

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires January 5, 1990

*Patricia J. Andrews*  
PATRICIA J. ANDRUS Notary Public

Resident of Allen County.

This instrument prepared by EDWARD J. MOPPERT Attorney at Law



Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution R-87-01-07DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly  
known as 4007 Engleton, Fort Wayne, Indiana 46809. (Roehm Marine,  
Inc., Petitioner).

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

EFFECT OF PASSAGE New 130' x 220' Sonoco Steel Frame building with  
offices attached and driveways surrounding the full complex.

EFFECT OF NON-PASSAGE Opposite of the above.

\_\_\_\_\_

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$542,000.00

\_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

BILL NO. R-87-01-07

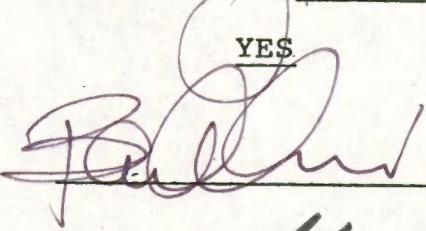
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly  
known as 4007 Engleton, Fort Wayne, Indiana 46809 (Roehm  
Marine, Inc., Petitioner)

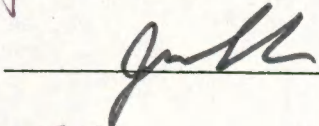
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)  
(RESOLUTION)

YES

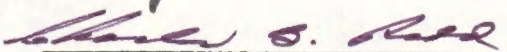
NO



BEN A. EISBART  
CHAIRMAN

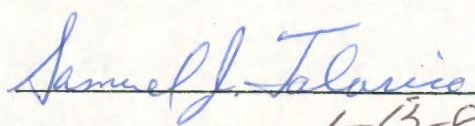


JAMES S. STIER  
VICE CHAIRMAN



CHARLES B. REDD

DONALD J. SCHMIDT



SAMUEL J. TALARICO

CONCURRED IN 1-13-87

SANDRA E. KENNEDY  
CITY CLERK